

Existing Housing Policies and Implementation Efforts

Existing Plan Policy	Implementation Efforts
1. The County will initiate a regional cooperative effort with neighboring jurisdictions to establish a dialogue and programs to address the provision of a healthy balance of jobs and housing in each jurisdiction.	The HAB membership represents several regional affordable housing efforts. Staff networks with other Northern Virginia jurisdictions' staff on a regional program committee. The HAB and IDA have heard presentations from a variety of other jurisdictions concerning specific programs and approaches to addressing affordable housing issues (including the Washington Area Housing Partnership). The County participates on the Council of Governments' Housing Directors Advisory Group.
2. The County encourages a variety of housing types and innovative designs to be developed in mixed-use communities to assist in achieving affordable housing goals.	Implementation achieved through the rezoning process.
3. The County will require a mix of housing options appropriately located in communities to support a balanced development program.	Implementation achieved through the rezoning process.
4. The County will identify options for affordable housing development in the Transition Policy Area not covered by the ADU zoning ordinance and work toward an implementation plan.	
5. The County will provide technical planning expertise and financial support to the Towns to assist them in establishing redevelopment and revitalization programs that provide affordable housing. Such programs might include a revitalization tax program, housing rehabilitation, the development of regulations that allow for a broad range of housing types and upper story residential uses over stores etc.	The County currently offers financial assistance through the Community Development Block Grant (CDBG) program. Both Leesburg and Purcellville have received funding for projects. The Town of Leesburg is currently drafting an ADU program that the County is considering administering on the Town's behalf. The County and Town are also considering placing the "cash-in-lieu" funds that may be generated from the Leesburg program into the County's Housing Trust for use on Leesburg specific projects. This approach could work for other towns as well. The Towns depend on the County for the provision of social services, such as rental assistance, emergency shelter, and on relocation issues to their citizens.
6. The maintenance, conservation, redevelopment, and improvement of existing residential development will be preferable development tools vs. new development on formerly non-residential land.	The County has two home improvement programs that are available either countywide (Loudoun County Home Improvement Program (LCHIP) and in specific areas (the Eastern Loudoun Revitalization Program).
7. The County will encourage preservation by adaptive re-use of existing rural farm structures, such as barns, for the development of affordable dwelling units, as defined in the Zoning Ordinance and in accordance with the policies in the <i>Revised General Plan</i> .	
8. The County requires that for land development applications proposing development of 50 or more dwelling units with a density greater than one dwelling unit per acre, located in an approved sewer service area, a percentage of the total number of dwellings will be developed as affordable units and given an appropriate density increase. The County will determine an average annual affordable housing production level by evaluating the affordable home ownership and rental needs of the projected population as relates to the County's fiscal capability to provide public services to new residential development.	Article 7 of the Zoning Ordinance requires Affordable Dwelling Units (ADUs). The Joint Trust Fund Committee is developing an annual review process as part of the Trust Fund dispersal process. The HAB advises regular analysis of the County's unmet housing needs per policy revision.

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9. The County will seek state enabling legislation to require the development of affordable dwelling units as part of developments less than 50 units	The General Assembly approved modifications to Section 2305 of the Code removing the cap on developments exempted from ADU provisions. Loudoun County's enabling authority falls under Section 2304, but has used 2305 as a guide for Article 7 amendments.
10. The County will strengthen ADU Program regulations to do as much as the state code allows to require the development of affordable housing that is interspersed within neighborhoods, communities and throughout the County as a part of new development.	
11. The County will seek state enabling legislation to eliminate the exemption from the ADU Ordinance of buildings with elevators that are four stories or higher.	The General Assembly approved modifications to Section 2305 of the Code removing the elevator building limitation except for jurisdictions located in Planning District 8, which includes Loudoun County.
12. The County will provide special incentives to stimulate the development of new housing projects when the applicant demonstrates the capacity to effect economic efficiencies in producing and sustaining rents and sale prices that meet the County's adopted definition of affordable.	
13. Developers of residential and mixed-use projects are encouraged to include affordable housing proffers in their development proposals.	Implementation achieved through the rezoning process.
14. The County will establish a housing trust fund to provide a stable, broad-based funding source for affordable housing initiatives. The housing trust fund can be used to leverage federal, state, and other funding sources, provide down payments for first time home-buyers, to purchase land for the development of affordable housing, for construction gap financing, and rental assistance, etc.	The Board of Supervisors initiated the fund consolidation process so that all housing funds will be put into a unified trust. The HAB recommends a new policy concerning a dedicated funding source to support future funding efforts.
15. The County will work in partnership with nonprofit and not-for-profit agencies committed to the provision of a wide range of affordable housing opportunities by offering technical and financial assistance.	The Board of Supervisors established the HAB to facilitate the process of forming partnerships with the IDA, non-profits, and the private sector to address unmet housing needs. The consolidated trust fund will provide financial assistance.
16. The County will establish a Housing Authority as provided for by the State Code to develop new affordable housing, rehabilitate housing, and revitalize community infrastructure.	The Board of Supervisors identified the IDA's ability to exercise some of the powers of a housing authority. The Joint Trust Fund Committee is developing a trust fund consolidation & dispersal process.
17. The County will develop and implement an employer-assisted housing program to help meet workers' housing needs.	The HAB, through a subcommittee, has been working with local businesses and the public sector in identifying program needs and studying best practices in the region.
18. The County will develop and implement a revitalization tax program for housing rehabilitation to conserve existing affordable housing.	The County has established a revitalization tax program that is marketed along with the home improvement programs.

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19. The County endorses the formation and operation of a not-for-profit housing corporation to deliver affordable housing units that meet the Board of Supervisors' definition of affordable for sale and for rent units and provide for the housing needs of special populations.	The County has provided funding support to the Windy Hill Foundation and the Loudoun Chapter of Habitat for Humanity. The County has participated in several home-ownership loan programs funded by the Virginia Housing Development Authority (VHDA).
20. The County will encourage the formation of public and private partnerships to develop housing for special populations that are integrated within existing and planned residential communities particularly in areas within walking distance of convenience shopping and employment opportunities.	
21. The County will amend the Zoning Ordinance to expand the number of districts where manufactured housing, accessory units, and other alternative housing types are allowed.	
22. The County will promote the formation of public and private partnerships for the provision of an affordable range of housing types throughout the County to address the needs of lower income families by facilitating the private provision of this housing in the County's regulations and by assisting in the utilization of state and federal programs.	The County regulates affordable housing production through the ADU program and provides local, State, Federal funding to non-profits for home improvement (LCHIP, Willisville) and new housing development (Banneker Subdivision and Windy Hill).

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